



**SAN MARCOS PLANNING & ZONING COMMISSION  
ACTION AGENDA  
June 25, 2013 REGULAR MEETING**

<b>Agenda #</b>		<b>Action or Direction</b>
<b>1</b>	Call to Order	Vice Chair Morris called the meeting to order.
<b>2</b>	Roll Call	Chair Taylor was absent.
<b>3</b>	Chairperson's Opening Remarks	
	NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.	
<b>4</b>	30 minute Citizen Comment Period	1. Don Meador (Windemere-support)
31	<b><u>Consent Agenda</u></b>  Consider the approval of the minutes of the Regular Meeting on June 11, 2013.	Approved on consent.
<b>6</b>	<b>PC-10-14_01b (Buie Tract Subdivision)</b> Consider a request by the City of San Marcos in cooperation with Craddock Avenue Partners LLC for approval of a concept plat amendment for the Buie Tract Subdivision being approximately 153.15 acres more or less out of the Thomas J. Chambers, Robert H. Williams and John Williams surveys near the intersection of Craddock Avenue and Wonder World Drive.	Approved on consent.
<b>7</b>	<b>PC-13-03_03 (Retreat on Willow Creek)</b> Consider a request by Carlson, Brigance and Doering, on behalf of Preferred Development Partners, for approval of a Final Plat and associated subdivision improvement agreement for approximately 47.232 acres, more or less, out of the Juan M. Veramendi Survey No. 1, Abstract 17, establishing the Retreat on Willow Creek Phase 1 subdivision located near the intersection of Stagecoach Trail and Hunter Road.	Approved on consent.

<b>8</b>	<b>PC-13-09_03 (Blanco Vista Tract I)</b> Consider a request by CSF Civil Group, on behalf of Carma Blanco Vista, L.L.C. (Brookfield Residential), for approval of a Final Subdivision Plat of Blanco Vista Tract I for approximately 13.31 acres, more or less, out of the William Ward League Survey No. 3, Abstract No. 467, for 43 residential lots located at Blanco Vista Boulevard and Royal Oak Boulevard.	Approved on consent.
<b>9</b>	<b><u>Public Hearing</u></b>  <b>ZC-13-08 (1402/1404 Clyde Street)</b> Hold a public hearing and consider a request by Mark Mayhew for a Zoning Change from Single Family (SF-6) to Townhome (TH) for Lots 30 & 31 out of Block 2, Westover Subdivision, located at 1402 & 1404 Clyde Street	Public Hearing: No comments  Approved 6-1. Commissioner Bryan dissented. Commissioner Wood recused.
<b>10</b>	<b>ZC-13-09 (Windemere)</b> Hold a public hearing and consider a request by Robert Haug and Vinson Wood for an amendment to the Zoning Map from Future Development (FD) to Single-Family Rural (SF-R) for the Enclave at Windemere, consisting of 20.08 acres more or less out of the T.J Chambers Survey located at Lime Kiln Road and Windemere Road.	Public Hearing: 1. Diane Wassenich (opposed) 2. Ed Theriot (in support)  Approved 8-0
<b>11</b>	<b>ZC-11-29(Gas Lamp District)</b> Hold a Public Hearing and consider a request by Bury + Partners, on behalf of Walton Texas LP for a Zoning Change from Future Development (FD) to Smart Code (SC) for a 495 +/- acre site out of John H. Yearby Survey, located at the Northwest corner of Old Bastrop Highway and Centerpoint Road.	Public Hearing: 1. Jay Hiebert  Approved 8-0
<b>12</b>	<b>WARRANT REQUEST (Gas Lamp District)</b> Hold a public hearing and consider a request for Bury + Partners, on behalf of Walton Texas LP. for 13 warrants that allow deviation from SmartCode (SC) Zoning for a 495 +/- acre site out of the John H. Yearby Survey located at the Northwest corner of Old Bastrop Highway and Centerpoint Road, as follows: <b>1.</b> Section 5.12 allow the second layer of the lot to be 12 feet vs. 20 feet required for up to 49% of the total number of single family lots in the project; <b>2.</b> Section 5.9.4 – allow driveways to be 12 feet wide in the right-of-way vs. 12 feet wide in the first layer for up to 49% of the total number of single family lots in the project; <b>3.</b> Table 3.6 – allow pipe, post, column and double column light poles in any T-Zone; <b>4.</b> Table 1.3 – allow an atypical cross section for Arterial A; <b>5.</b> Table 3.3– allow head-in parking for street section CS-80-54 vs. reverse angle	Public Hearing: No comments  Approved 8-0 as follows: Items: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13 as submitted and 12 with the alternate staff recommended language.

	<p>required; <b>6.</b> Table 3.3 – allow cross sections ST-50-26 &amp; ST-50-28 in all T-Zones; <b>7.</b> Table 1.3 – reduction of setbacks in T3 zone from 24 feet front and 12 feet all other to 10 feet front and 5 feet all other; <b>8.</b> Table 1.3 – allow a reduction in the building height from 2 stories to 1 story for age restricted or nursing facilities; <b>9.</b> Section 3.8.2 – allow a minimum of 30% commercial (office/retail) in T5 Zone vs. 15% retail and 15% office required; <b>10.</b> Section 3.5.4 – permit the reservation of a childcare / elementary school lot for 2 years after the sale of the last single family or multi-family lot vs. up to five years after the sale of the last lot; <b>11.</b> Section 3.5.4 – Allow one 8 acre lot to be reserved for an elementary school vs. one 3 acre site in each of the 2 pedestrian sheds as required; <b>12.</b> Table 1.3 allow a 25 acre apartment site to have an increased block perimeter of 2,400 feet vs. 2,000 feet required and allow this to be measured at private streets and pedestrian passages in addition to public streets as stated in code; <b>13.</b> Table 1.3 – allow the multifamily sites to have lot widths based on the block perimeters from Warrant #12 vs. 196 feet maximum width required.</p>	
<b>13</b>	<p><b>LDC-13-03 (Minor Revisions for Comprehensive Plan Implementation)</b> Hold a public hearing and consider revisions to Chapters 1, 2, 3, 4, 5, 6, 7, &amp; 8 of the Land Development Code codifying the changes resulting from the adoption of Ordinance No. 2013-16, also known as the Adopting Ordinance for Vision San Marcos: A River Runs Through Us.</p>	<p>Public Hearing: No comments</p> <p>Approved 8-0</p>
<b>14</b>	<p><b>LDC-13-04 (Multi-family Unit Definition)</b> Hold a public hearing and consider revisions to Chapter 8 of the Land Development Code to modify the definition of "Dwelling Unit" and make associated changes.</p>	<p>Public Hearing: No comments</p> <p>Approved 8-0</p>
<b>15</b>	<p><b><u>Non-Consent Agenda</u></b> Presentation, Staff update and discussion regarding the Impact Fee Review Project and the Responsibilities of the Capital Improvements Advisory Committee (CIAC).</p>	<p>Tony Bagwell, HDR Engineering gave a presentation regarding the Impact Fee Review Project.</p>
<b>16</b>	<p><b>Development Services Report</b> <b>a. Update from staff on implementation of Comprehensive Master Plan.</b></p>	<p>Matthew Lewis advised the Commission that staff will present the Neighborhood Character Boundary Studies at the July P&amp;Z meeting. The LDC rewrite has begun and staff has a survey on line and invited everyone to complete. He advised that there is a Joint City Council and P&amp;Z Workshop schedule for July 25<sup>th</sup> to discuss the LDC and Downtown Implementation.</p>

<b>17</b>	Question and Answer Session with Press and Public. <i>This is an opportunity for the Press and Public to ask questions related to items on this agenda.</i>	No comments
<b>18</b>	Adjournment.	8:20 p.m.